

001.A

0001

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

440,200 / 440,200

USE VALUE:

440,200 / 440,200

ASSESSED:

440,200 / 440,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LEIBENSPERGER LAURA	
Owner 2:	
Owner 3:	

Street 1: 21 THORNDIKE ST #21	
Street 2:	

Twn/Cty: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: SENKOWSKI JOSEPH J & RITA M -	
Owner 2: LEIBENSPERGER LAURA -	

Street 1: 19-21 THORNDIKE STREET	
Twn/Cty: ARLINGTON	

St/Prov: MA	Cntry:	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Vinyl Exterior and 1048 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7217																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	440,200			440,200		220810
							GIS Ref
							GIS Ref
							Insp Date
							05/09/18

PREVIOUS ASSESSMENT								Parcel ID	001.A-0001-0009.0		!14546!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	440,200	0	.	.	440,200		Year end	12/23/2021		
2021	102	FV	427,400	0	.	.	427,400		Year End Roll	12/10/2020		
2020	102	FV	421,000	0	.	.	421,000	421,000	Year End Roll	12/18/2019		
2019	102	FV	456,600	0	.	.	456,600	456,600	Year End Roll	1/3/2019		
2018	102	FV	403,300	0	.	.	403,300	403,300	Year End Roll	12/20/2017		
2017	102	FV	367,300	0	.	.	367,300	367,300	Year End Roll	1/3/2017		
2016	102	FV	367,300	0	.	.	367,300	367,300	Year End	1/4/2016		
2015	102	FV	339,100	0	.	.	339,100	339,100	Year End Roll	12/11/2014		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	14546
LEIBENSPERGER L	U69-73		8/31/2000	Family		1	No	No	4		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/9/2018		Measured								DGM	D Mann	
5/31/2001		External Ins								PM	Peter M	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average											Undisplayed Areas: GLA: 1048								
Sty Ht: 2 - 2 Story				A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath:	Rating:																			
Prime Wall: 4 - Vinyl				A HBth:	Rating:																			
Sec Wall:	%			OthrFix:	Rating:																			
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1														
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O															
View / Desir: N - NONE				Frl:	Rating:			Other																
GENERAL INFORMATION				WSFlue:	Rating:			Upper																
Grade: C - Average				CONDOS INFORMATION				Lvl 2																
Year Blt: 1914	Eff Yr Blt:			Location:				Lvl 1																
Alt LUC:	Alt %:			Total Units:				Lower																
Jurisdict:	Fact: .			Floor: 2 - 2nd Floor				Totals	RMs: 6	BRs: 2	Baths: 1	HB												
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN												
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL												
INTERIOR INFORMATION				Phys Cond: AV - Average	31. %			Interior:	1	6	2	2												
Avg Ht/FL: STD				Functional:				Additions:																
Prim Int Wal: 2 - Plaster				Economic:				Kitchen:																
Sec Int Wall:	%			Special:				Baths:																
Partition: T - Typical				Override:				Plumbing:																
Prim Floors: 3 - Hardwood				Total: 31 %				Electric:																
Sec Floors:	%			CALC SUMMARY				Heating:																
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:																
Subfloor:				Size Adj.: 1.35000002				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL								
Bsmnt Gar:				Const Adj.: 1.00989902				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten		
Electric: 3 - Typical				Adj \$ / SQ: 415.826									GLA	Gross Liv Ar	1,048	415.830	435,786							
Insulation: 2 - Typical				Other Features: 55000																				
Int vs Ext: S				Grade Factor: 1.00																				
Heat Fuel: 2 - Gas				NBHD Inf: 1.29999995																				
Heat Type: 3 - Forced H/W				NBHD Mod:																				
# Heat Sys: 1				LUC Factor: 1.00																				
% Heated: 100	% AC:			Adj Total: 638021																				
Solar HW: NO	Central Vac: NO			Depreciation: 197787																				
% Com Wal	% Sprinkled			Depreciated Total: 440235																				
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																		
Make:		Model:																						
SPEC FEATURES/YARD ITEMS				Serial #:																				
												PARCEL ID 001.A-0001-0009.0				IMAGE				AssessPro Patriot Properties, Inc				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:				Total Special Features:													Total:						